

2022 Rental Contract and Information

Anchor Summer Rentals, LLC (Agent)
5936 West Longbridge Road, Pentwater, MI 49449
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Name of Cottage: _____ Address: _____

VRBO # _____

Check-in date: _____ # of Adults _____ Children _____ Cars _____

Weekly rental amount: _____ Deposit: _____

Thank for choosing Anchor Summer Rentals (ASR) to assist with your vacation rental. We will do our best to make your experience a pleasant one.

Please read this Contract carefully and contact us with any questions or concerns. Failure to comply with any/all terms of the Contract may result in full or partial loss of deposit and/or rent.

1. Rental period is Saturday to Saturday, unless otherwise specified. Check in time is 4:00 p.m., check out time is 10:00 a.m. Keys will be in a lock-box at the Cottage. After ASR receives your final payment, you will be e-mailed the lock box code. When you check out, place the key back in the lock box and lock the door. Cottage owners request that you lock the Cottage any time that you are away.
2. To hold your reservation, fifty percent (50%) of the total weekly rent is required as a deposit. This deposit will be deducted from the total rental amount due. This is not a damage/security deposit. Please mail the signed rental contract and reservation check, made payable to Anchor Summer Rentals, to the address above. We will not hold your reservation until the check clears your Bank. If booked on line via VRBO/Home Away and paid up front, disregard mailing instructions in 2. and 3.
3. Balance of the rent payment along with a second check for the damage deposit is due 30 days prior to check-in date. Checks are to be made payable to Anchor Summer Rentals LLC and mailed to the address above. Be sure to allow enough time for mail to reach us to secure your reservation. Failure to do so may result in your Cottage being re-booked for that week.
4. Rent Cancellation: if for some reason it becomes necessary to cancel your reservation, please notify us in writing as soon as possible. E-mail is acceptable, and we will send a confirmation for your records. If we are able to re-book the Cottage at full rental price, we will refund your deposit less a 20% handling fee. If we are unable to re-book, your deposit will be forfeited.
5. Security/Damage Deposits: your security/damage deposit will **not** be applied toward your rental fee. It will be deposited in an Escrow Account. After check-out, the Cottage will be inspected for any damages or missing items. You will receive your security deposit back within approximately two weeks of check-out. Any damage or missing items will be deducted from your security deposit, and a list of those deductions will be provided. When checking in, please report any damage immediately to ASR above so that repairs can be

made promptly and you will not be held responsible when you check out. Any damages that are beyond the security deposit are the responsibility of the Renter.

6. Withholding monies from your security/damage deposit is not limited to just damages but any costs to the Owners such as extra cleaning, unpaid Michigan Use Tax, excessive number of renters, complaints from neighbors, etc.

7. Use Tax/Cleaning: Rental amount includes cottage cleaning fee and the required six percent (6%) Michigan Use Tax (calculated on rental amount and cleaning fee).

8. Linens and Towels: You will need to bring your own sheets, pillowcases, towels (bath and kitchen), personal paper products and soaps, unless otherwise specifically noted on the **Cottage Owner's Information Sheet, found on our website.** Pillows, blankets and mattress pads are typically provided. **Please review Cottage Owner's Information Sheet carefully.** Special arrangements may be possible with advance notice.

9. Cottage Owner's Information Sheet: Please review carefully the Information Sheet located under the comments of the Cottage "Click here for items furnished with Cottage". This provides very detailed information on what will be provided.

10. Accommodations: Each cottage accommodates a maximum number of people. Additional people may cause problems with septic systems, parking, noise, neighbors, etc. An occasional daily visitor(s) may be welcomed, however, no additional overnight guests are permitted. In most cases, parking is limited to two (2) vehicles; no occupied travel trailers, motor homes, tents or campers are permitted on the premises, These are privately-owned homes and cottages, we ask that you treat them with respect, "as if they were your own", and be courteous and respectful. No fireworks are allowed. Not adhering to noise restrictions or curfews set by each Township or legitimate complaints from neighbors could forfeit your deposit. We are not responsible for any items you leave behind.

11. No Pets are allowed in the cottage or on the premises unless Cottage Owner specifically states that pets are allowed and confirmed by ASR. All pets are to be "kenned" when left unattended. Pet's breed and weight must be listed on the Contract. An additional \$75.00 cleaning fee will be required.

12. Smoking is strictly prohibited inside any of our rental properties.

13. Agreement: The undersigned responsible party states that they have read and accept the terms of the Contract.

14. Immediately upon their receipt of possession of the vacation rental property, the Renter(s) shall inspect the property. The Renter(s) shall hold harmless and indemnify Anchor Summer Rentals, LLC and its employees/agents for any and all claims arising from the use or occupancy of the vacation rental property. This duty to hold harmless and indemnify Anchor Summer Rentals, LLC and its employees/agents includes the obligation to reimburse them for attorney fees and costs associated with any claims against them.

15. _____ is the Owner(s) of the vacation rental property. Anchor Summer Rentals, LLC, and its employees, are agents for the Owners and are not parties to this contract. The parties to this contract acknowledge that Anchor Summer Rentals, LLC and its employees do not own, possess or control the rental property.

Responsible Party Signature: _____

Please Print Name: _____

Date Signed: _____

Mailing Address of Renter: _____

Mobile Phone of Renter: _____

E-mail Address of Renter: _____

Anchor Summer Rentals Signature:

Date Signed: _____

If you want to reserve for next year ASR must be notified before October 1.

A separate check for security/damage deposit is required (unless paid via VRBO/Home Away). It will be deposited in an Escrow Account.

The information herein is believed to be accurate but is not warranted. Failure to abide by any of these rules and Owner requests may result in partial or complete loss of deposit and/or balance of rental fee.

Non-discrimination as required by Law.